

Public Document Pack

Date of meeting Tuesday, 28th October, 2025
Time 6.30 pm
Venue Astley Room - Castle
Contact Geoff Durham



Conservation Advisory Working Party

AGENDA

OPEN AGENDA

- 1 APOLOGIES**
- 2 DECLARATIONS OF INTEREST**
To receive Declarations of Interest from Members on items included in this agenda
- 3 MINUTES OF PREVIOUS MEETINGS** **(Pages 3 - 4)**
To consider the minutes of the previous meeting(s)
- 4 PREVIOUSLY CONSIDERED APPLICATIONS** **(Pages 5 - 6)**
To receive the decisions of applications which have been previously considered by this Working Party
- 5 NEW APPLICATIONS RECEIVED** **(Pages 7 - 20)**
To make observations on new applications received.
- 6 CONSERVATION AND HERITAGE FUND**
To consider any applications for financial assistance from the Conservation and Heritage Fund which may have been brought to this meeting by the officer
- 7 URGENT BUSINESS**
To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972.

Members: Councillors Johnson (Chair), Barker MBE (Vice-Chair), Turnock, Lawley and Reece

Members of the Council: If you identify any personal training/development requirements from any of the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Democratic Services Officer at the close of the meeting.

Meeting Quorums: Where the total membership of a committee is 12 Members or less, the quorum will be 3 members.... Where the total membership is more than 12 Members, the quorum will be one quarter of the total membership.

SUBSTITUTE MEMBER SCHEME (Section B5 – Rule 2 of Constitution)

The Constitution provides for the appointment of Substitute members to attend Committees. The named Substitutes for this meeting are listed below:-

Substitute Members:	Adcock	Richards
	Burnett-Faulkner	Wright
	Wilkes	

If you are unable to attend this meeting and wish to appoint a Substitute to attend on your place you need to identify a Substitute member from the list above who is able to attend on your behalf

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

NOTE: IF THE FIRE ALARM SOUNDS, PLEASE LEAVE THE BUILDING IMMEDIATELY THROUGH THE FIRE EXIT DOORS.

ON EXITING THE BUILDING, PLEASE ASSEMBLE AT THE FRONT OF THE BUILDING BY THE STATUE OF QUEEN VICTORIA. DO NOT RE-ENTER THE BUILDING UNTIL ADVISED TO DO SO.

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 30th September, 2025
Time of Commencement: 6.30 pm

[View the agenda here](#)

Present: Councillor Trevor Johnson (Chair)

Councillors: Barker MBE Lawley Reece

Apologies: Councillor(s) Turnock

Officers: Louise Wallace Urban Design/Conservation Officer

Also in attendance: Mr David Broome
Dr Sukey Venables Fisher

1. **APOLOGIES**

Apologies were shared as listed above.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

3. **MINUTES OF PREVIOUS MEETINGS**

Resolved: That the minutes of the meeting held on 5th August 2025 be agreed as a true and accurate record.

4. **NEW APPLICATIONS RECEIVED**

Resolved: That the following observations be made:

Ivy Cottage, Lymes Road, Butterson 25/00623/FUL & 25/00624/LBC

There was unanimous support for the repairs and alterations to the house and generally all of the proposals were accepted. It was felt that the opening up of the existing breakfast room and kitchen into one large kitchen was ok but if possible, the original masonry wall should be shown at ceiling level or a cross-section plan through the area if this was the case.

The group felt that the garage was out of proportion with the house and the shallower pitch upset the balance between the two buildings. Ideally the garage should be smaller.

Victoria House, Victoria Road, Newcastle 24/00789/FUL

The Working Party objected strongly to this application being granted. The house was a high-quality building of great significance in the CA and of which the original windows were a key part of this significance.

Conservation Advisory Working Party - 30/09/25

The intrinsic value of the wooden windows would be out of balance with composite replica and ideally the Article 4 Direction should be amended to include the whole property or at least the main double fronted elevation of the house (side elevation). Timber double sash windows were possible with the right contractor and probably cheaper than the proposed alternative. The group would consider a grant for amendments to existing or new timber sash windows.

5. CONSERVATION AND HERITAGE FUND

There were no applications received.

6. URGENT BUSINESS

There was no urgent business.

**Councillor Trevor Johnson
Chair**

Meeting concluded at 7.20 pm

**DECISIONS OF THE BOROUGH COUNCIL ON APPLICATIONS WHICH
HAVE PREVIOUSLY BEEN CONSIDERED BY THE WORKING PARTY**

For reports on all committee decisions, please follow the minutes and agendas search on the Council's website or refer to your copy of the Planning agenda for the permitted date. Reports for delegated items can be found in the public access section of the Council's website and a direct link to the application is provided in the last column.

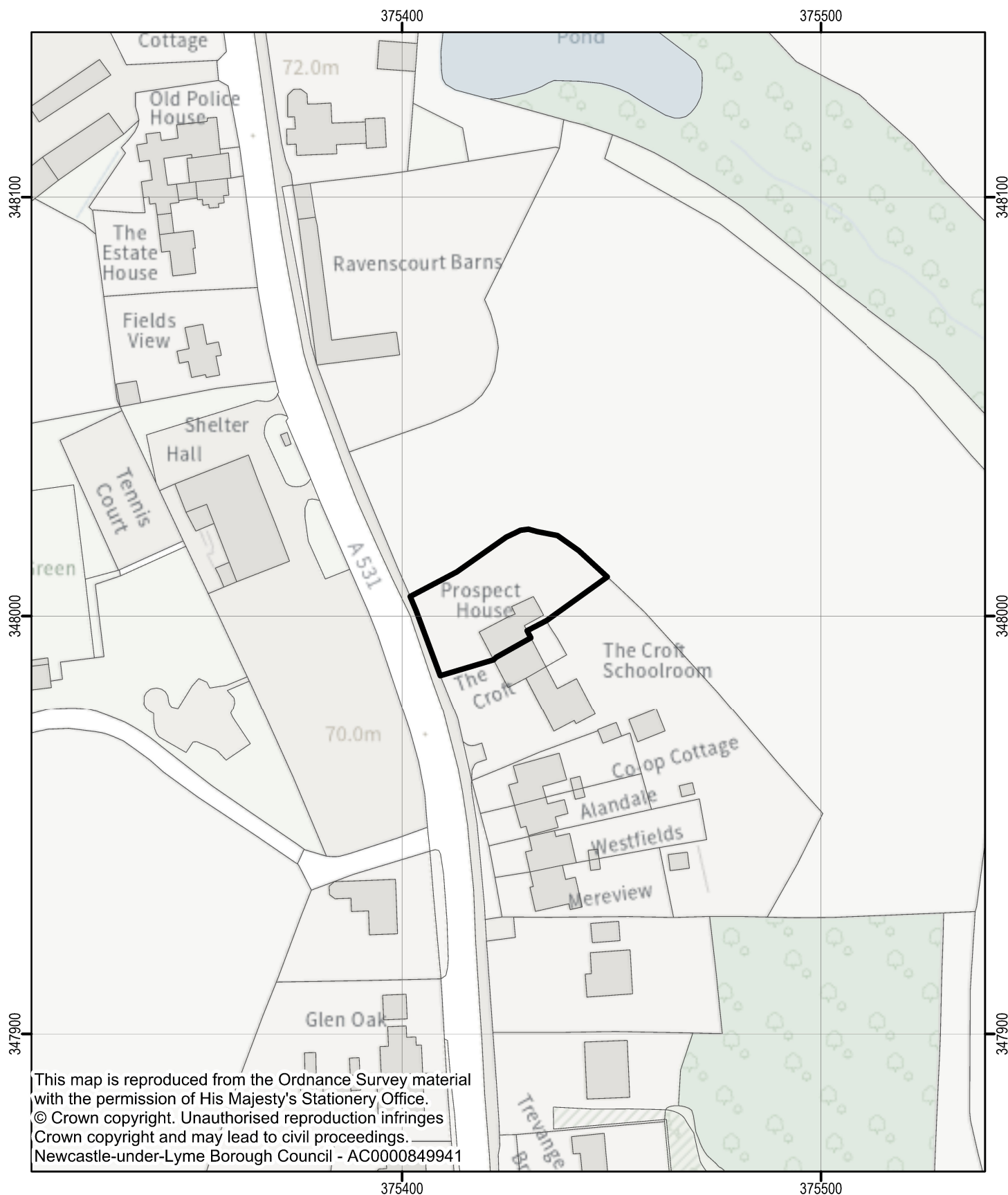
Reference	Location and Applicant	Development	Working Party Comments – summary	Planning Decision
24/00421/OUT	Land rear of 5 Morningside and 16 Laverock Grove, Madeley	Erection of 2 dwellings	The WP did not consider that there would be any detrimental impact to the CA but felt that development was inappropriate for the location and that the outlook would be unfortunate for the occupiers. Another option may be for just 1 dwelling on the site to enable better landscaping and help the development sit within the site better.	Approved by delegated powers on June 2025 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00421/OUT
25/00439/OUT	Land fronting Highway Lane, Keele	Outline application for 1 dwelling (inc means of access)	No objections	Approved by delegated powers on 12 August 2025 http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00439/OUT
25/00388/LBC	Aston Manor Farmhouse	Installation of new boiler to accommodate the vented outlet	No objections	Approved by delegated powers on 19 August 2025

				http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00388/LBC
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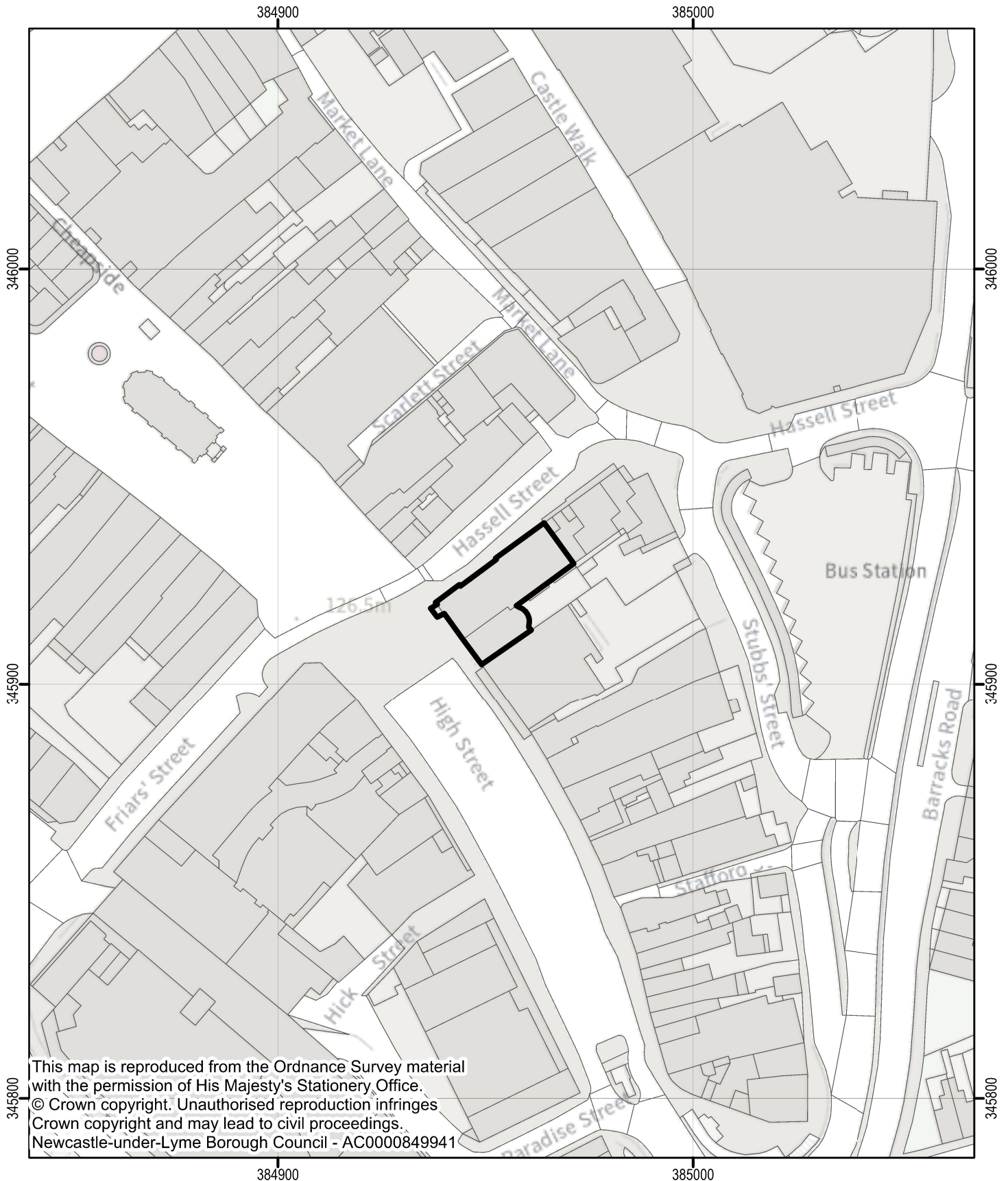
CONSERVATION ADVISORY WORKING PARTY

Reference	Location	Development	Remarks	Link
25/00714/FUL 25/00715/LBC	Prospect House, Main Road, Betley	Relocation of EV charging point	Affecting a Grade II Listed Building and its setting.	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00714/FUL
25/00732/FUL & 25/733/LBC	Nat West Bank, 75 High Street, Newcastle	Proposed edge protection to existing area of accessible flat roof area.	Within Newcastle town centre Conservation Area and affecting a Grade II Listed Building	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00732/FUL
25/00747/PIP	Land between Lymes Road and Whitmore Road, Newcastle	Permission in Principle for the erection of between 1 and 9 dwellings	Adjacent to a Grade II Listed Building and its setting	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00747/PIP
25/00731/FUL	8 Holly Mews, Quarry Bank Road, Keele	Proposed installation of first floor window above garage	Within Keele Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00731/FUL
25/00694/FUL	3 Nursery Gardens, Park Road, Butterton	Proposed single storey side extension to form walk-in wardrobe	Within Butterton Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00694/FUL
25/00702/FUL	3 Nursery Gardens, Park Road, Butterton	Proposed detached garage	Within Butterton Conservation Area	http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00702/FUL

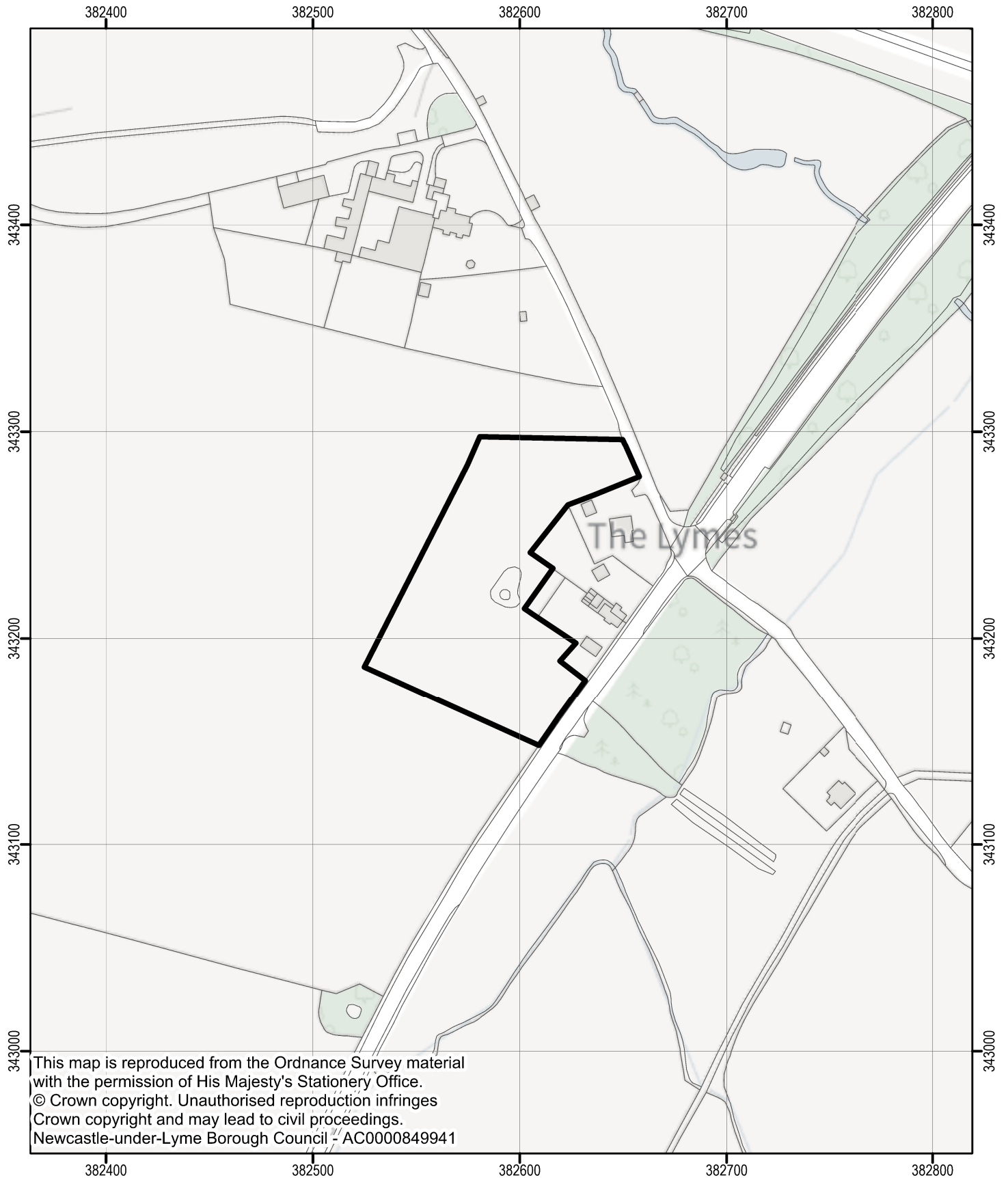
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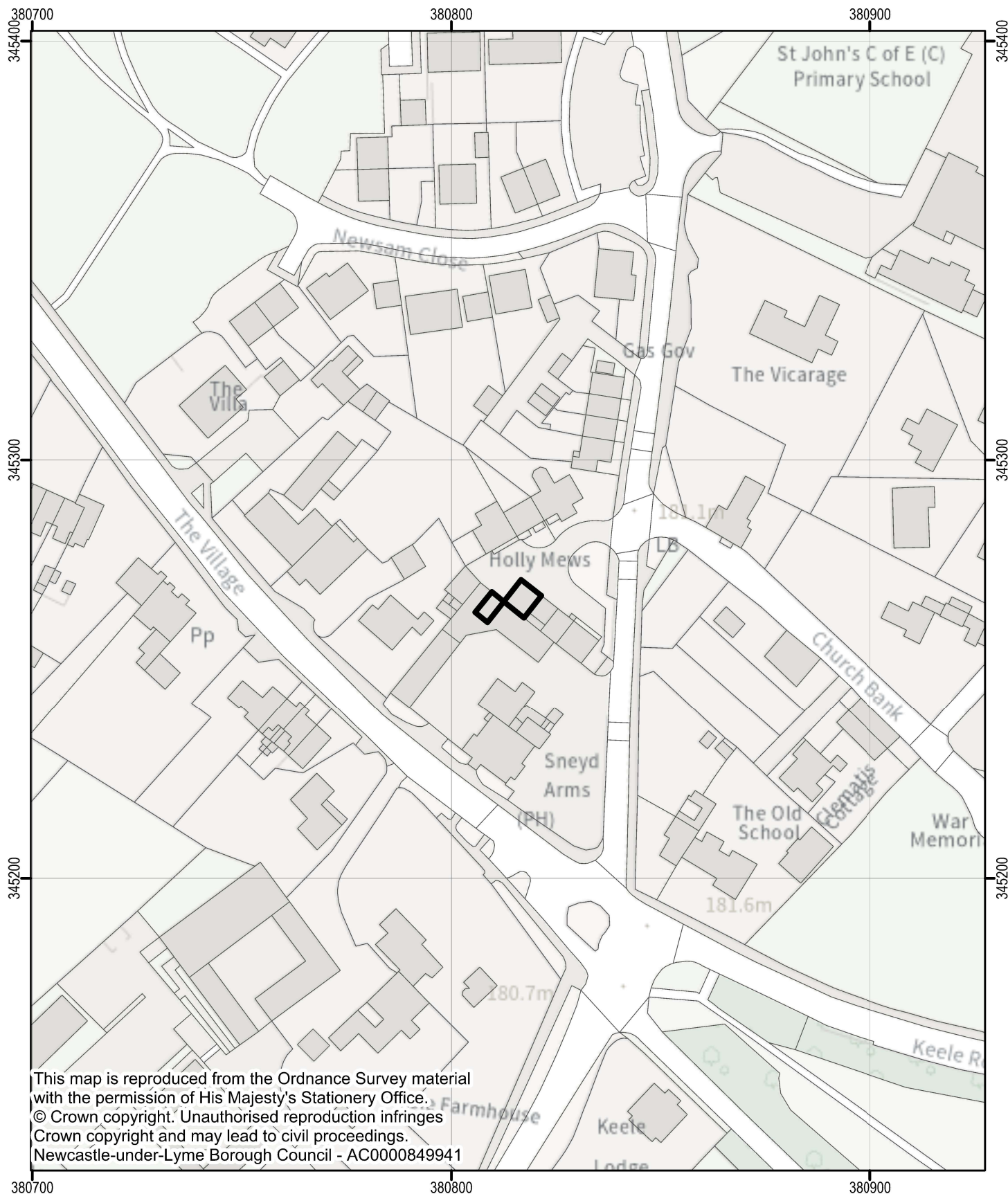


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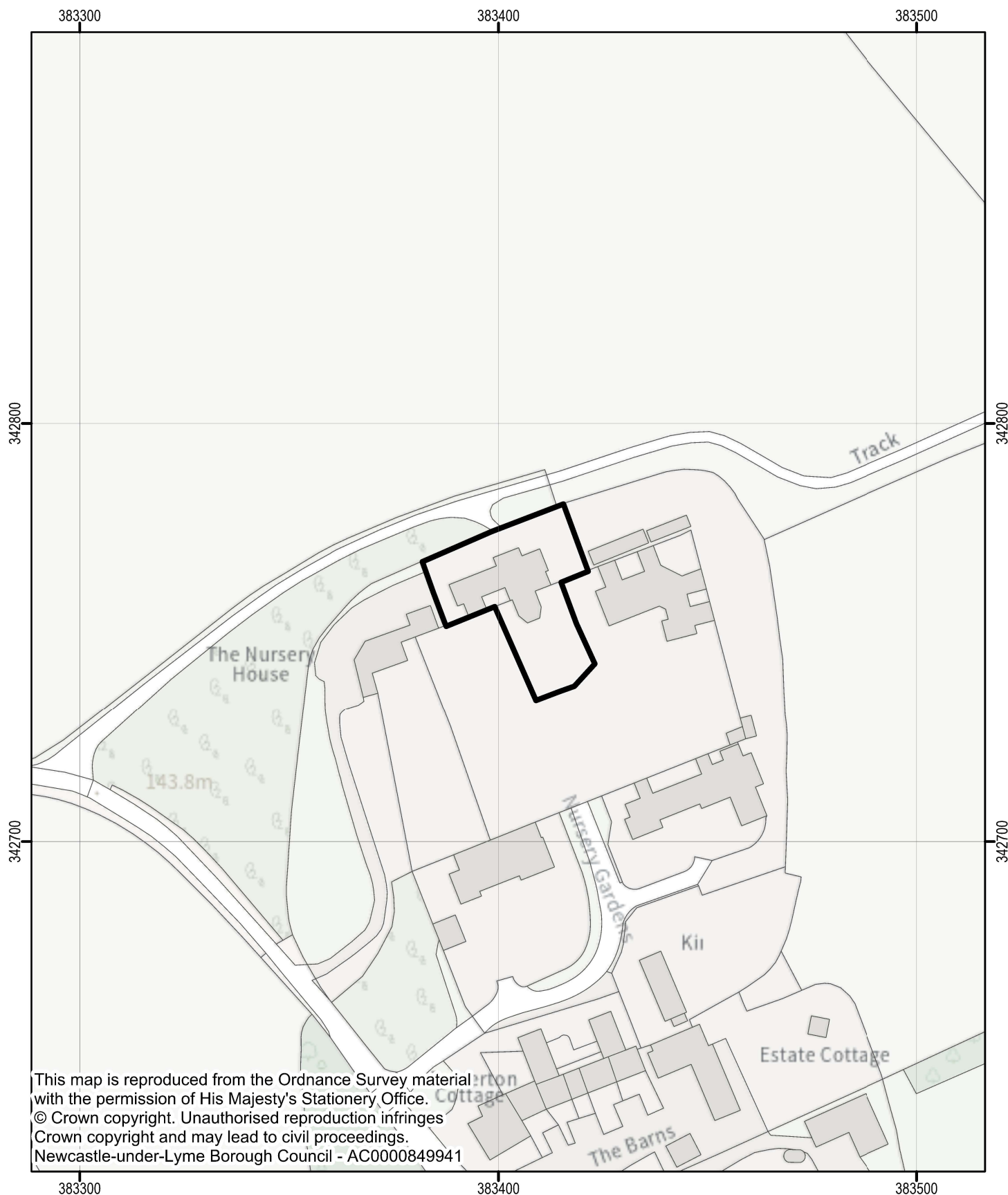
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8 Holly Mews
Quarry Bank Road
Keele



Newcastle Borough Council

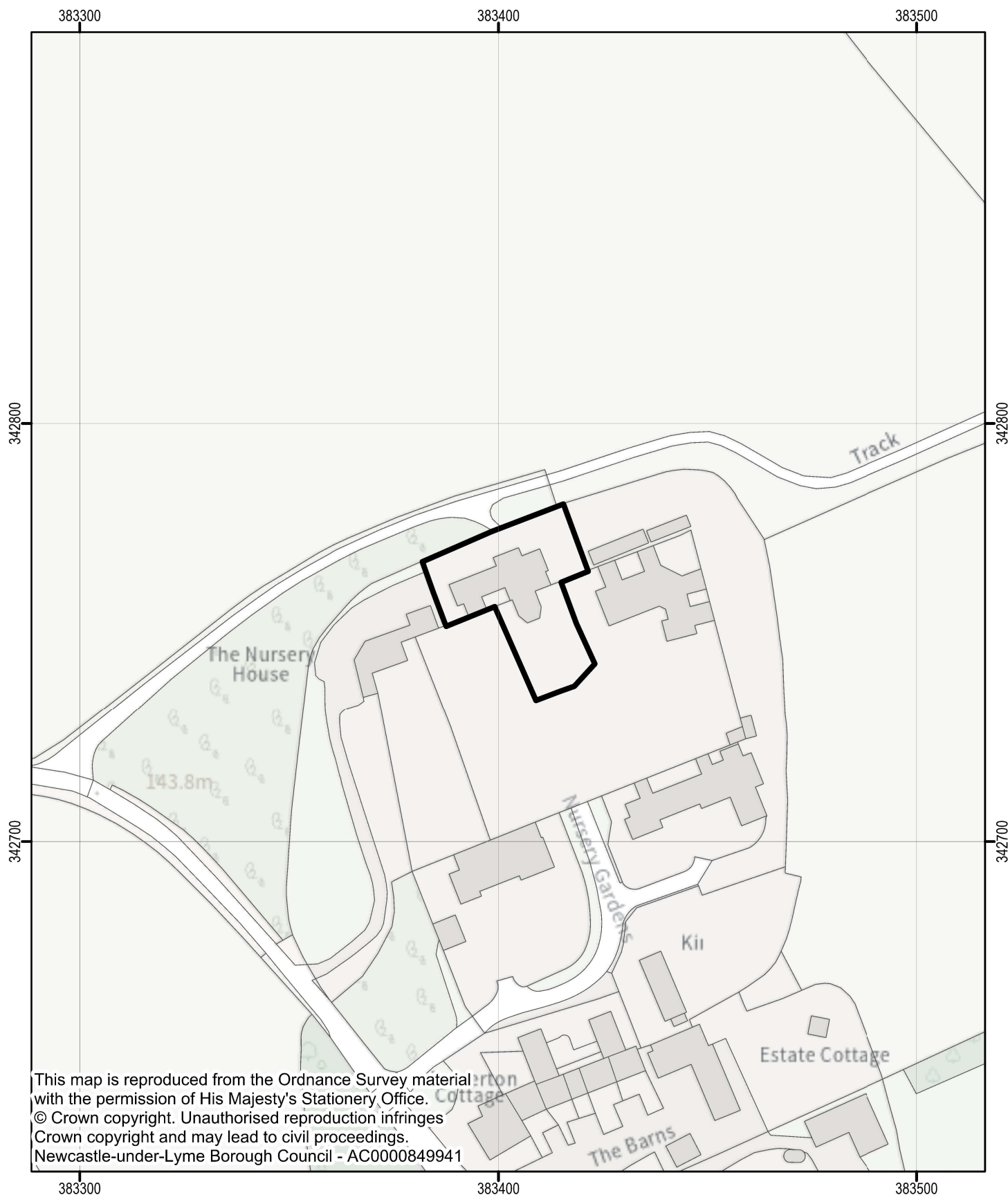
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25/00702/FUL
3 Nursery Gardens
Park Road
Butterton



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